



राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, सोमवार, 23 जून, 2003/2 आषाढ़, 1925

हिमाचल प्रदेश सरकार

नगर एवं ग्राम योजना विभाग

अधिमूचना

शिमला-2, 5 जून, 2003

संख्या टी० सी० पी०-एफ(5)-3/2001. —हिमाचल प्रदेश के राज्यपाल, हिमाचल प्रदेश नगर एवं ग्राम योजना अधिनियम, 1977 (1977 का 12) की धारा 17 की उप-धाराओं (4) और (5) के अधीन उन्हें प्रदत्त शक्तियों का प्रयोग करते हुए, हिमाचल प्रदेश नगर एवं ग्राम योजना अधिनियम, 1977 की धारा 89 के अधीन शिमला योजना क्षेत्र (शिमला प्लानिंग एरिया) के लिए अन्तरिम विकास योजना (इंटरिम डिवेलपमेंट प्लान) जिसे अधिमूचना संख्या 9-12/72 पी० डब्ल्यू०, तारीख 24-3-79 द्वारा अधिसूचित और राजपत्र, हिमाचल प्रदेश (असाधारण) में तारीख 31-3-1979 में प्रकाशित किया गया था, को विनियमित करने के लिए निम्नलिखित विनियम बनाते हैं, अर्थात्:-

1. चैप्टर-X में संशोधन. —शिमला योजना क्षेत्र (शिमला प्लानिंग एरिया) के लिए अन्तरिम विकास योजना (इंटरिम डिवेलपमेंट प्लान) के चैप्टर X के विनियमन 10.7.1 के पश्चात् निम्नलिखित विनियमन जोड़ा जाएगा, अर्थात्:-

“10.7.2. The Heritage Zone shall be divided into following two categories, namely:—

- (i) **Built Heritage.**—It shall comprise of all the buildings both private and Government falling within the Heritage Zone as well as heritage building outside the Heritage Zone, as declared by the State Government.

(ii) *Natural Heritage.* (a) Socio-Cultural Spaces and Parks:

(i) Area on hill side of the Mall starting from Khadi Gramodyog to Kali Studio.

(ii) Daulat Singh Park

(iii) Cafe Park

(iv) Ridge

(b) The open green patches, slopes, woodlands in heritage zone and not covered in (a) above.

10.7.3. The following Zoning Regulations shall be applicable in the Heritage Zone:—

(i) *Pre-requisite for Planning Permission.*—For planning permission of the construction of new buildings on vacant sites, detailed architectural drawings/maps in the scale of 1:50 shall be prepared showing all architectural features with size and material proposed to be used alongwith two photographs of 15 cm × 25 cm size of adjoining heritage buildings. In case of reconstruction on old lines, the detailed architectural drawings/maps in the scale of 1:50 shall be prepared showing all the architectural features with size and material proposed to be used alongwith old architectural drawings alongwith two photographs of 15 cm × 25 cm size of old building.

(ii) The existing number of storeys and floor heights shall not be altered during course of reconstruction of old buildings.

(iii) The original facade shall be maintained. The facade shall have the admixture of wood, stone, glass, slate and tiles as in the original building. If natural materials are not available, the alternative ones shall be given the same touch.

(iv) (a) The roof of the buildings to be constructed on vacant sites shall be sloping with a maximum height of 2.50 metres with single or continuous dormer.

(b) In sloping roof, slate or corrugated iron sheets, plain galvanized iron sheets, Hy-Polymer plastic tiles shall only be used. Primary colours either post office red or green shall be used for roofing.

(v) The aesthetics of Bay Windows in the existing buildings shall be enhanced by providing window boxes for flowers. In case of reconstruction of buildings, bay windows shall essentially be provided to enhance aesthetics and functionality. Maximum 45 cm. projection of Bay Window shall be permitted on the set backs.

(vi) The false chimneys shall be provided on the roof of the new buildings keeping in view of the designs of Chimneys of the surrounding old buildings.

(vii) Only two storeyed building constructions shall be permissible on the vacant sites subject to the condition that the height of such buildings does not exceeds the height of surrounding heritage buildings and also does not obstruct the view in any way.

10.7.4. *Option for Architectural Elements:—*

The applicant seeking planning permission for reconstruction or construction of buildings in Heritage Zone shall follow the following architectural elements for maintaining aesthetics of the existing surrounding buildings, namely:—

- (i) Dormer
- (ii) Windows
- (iii) Doors
- (iv) Bay Windows
- (v) Facade
- (vi) Chimney
- (vii) Roofing
- (viii) Temporary Kiosks

10.7.5. *Natural Heritage area:—*

(i) No construction shall be allowed on green patches on either side of the Mall starting from Telegraph office to Institute of Advanced Studies and along-side road encircling Institute Complex, Shimla Club to Chhotta Shimla Chowk and Oakover to Himachal Bhawan.

(ii) No construction shall be allowed in the strip of 25 metres on either side of the Mall.

(iii) Temporary 'Kiosks' for special occasions may be installed by the Municipal Corporation Shimla with the approval of the "Heritage Conservation Advisory Committee".

10.7.6. *Street Furniture:—*

Street furniture in natural Heritage Areas shall be provided in the following manner, namely:—

- (i) Cast iron benches.
- (ii) Decorative lighting at two levels.
- (iii) All the drainage system shall have half round stone ware pipes of various sizes according to the quantum of run off of water alongwith stone edging.
- (iv) The design of recreating water drinking spouts made of cast iron shall be got approved by the Municipal Corporation from the sub-committee comprising of at least three members of the Heritage Conservation Advisory Committee.

10.7.7. *Services.*—All the electric and telephone wiring shall be concealed to improve the overall look of the heritage zone.

10.7.8. *Sign Boards:—*

(i) Brass plates of size of 2'×1'-6", inscribing history of the building, shall be displayed at strategic points of historical buildings. The sub-committee mentioned at para 10.7.6. (iv) will be responsible for identifying such buildings and approving the text and design of such plates.

(ii) The sign boards and hoardings to be provided at strategic locations shall be in accordance with National Building Code. They shall not occupy more than 10% of the facade in any case.

(iii) For the sign boards for shops and business houses the sub-committee shall assist Municipal Corporation Shimla in formulating guidelines for the same.

10.7.9. Additions and Alterations.—Any additions or alterations in the existing historical building shall be in conformity with the existing building and subject to approval of the Heritage Conservation Advisory Committee.

10.7.10. Other Regulations :—

(i) Conservation of heritage buildings, rehabilitation of Khokawallas or owners of unpleasant uses, and removal of none confirming uses shall be followed.

(ii) Where building line has to be strictly maintained, as far as possible, roads/streets shall be made wide enough to cater to the needs of increasing vehicular and pedestrian traffic.

(iii) Organised parking shall be created at strategic points, so that vehicular/pedestrian movement is not obstructed.

(iv) The slopes on either side of roads shall be covered with green cover.

(v) No further permission for new constructions shall be allowed where it could result in the obstruction of view.

(vi) No compounding or rotation shall be allowed in Heritage Zone. Any violation in this zone shall be dealt with strictly in accordance with the provisions of section 39 of Town & Country Planning Act.

(vii) The new buildings which do not conform to the architectural style of heritage buildings, shall be face-lifted in accordance with their original style or adjoining features.

(viii) Only such Architects shall be allowed to prepare and submit drawings pertaining to the Heritage zone who are registered with the Council of Architecture, New Delhi.

(ix) The registration of an Architect shall be treated cancelled and sanction shall stand withdrawn, if construction is carried out in violation of sanctioned plan. An undertaking to this effect, shall be furnished by the Architect and owner at the time of seeking planning permission.

(x) The open steps connecting the Mall road with Middle and Lower Bazars shall be of stone slabs.

(xi) The regulations, already in force, in heritage areas, shall also be operative therein".

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